

RESIDENTIAL LAND FOR SALE



001 Wooley Rd

Oswego, Illinois

United States

Asking Price

\$1,400,000

Parcel Size0

Date Listed

08/02/2024

Listing ID

GL-

1726969770

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11801844>

Overview

40-acres- FOR SALE- on Woolley Road, in the NWQ Section 24 of Oswego Township, Kendall County. This parcel is in Oswego's proposed planning District 4 and while it is not currently within the village limits, it is within its 1 1/2 mile jurisdictional area and with existing municipal boundary agreements in place with neighboring communities, it is a future neighborhood of Oswego. The 2015 Oswego plan projects this region's population growth to expand to 60, 000 by 2040. Major national builders like D.R. Horton, M/I Homes and Lennar, have recognized this potential and are busy with nearby active neighborhoods under construction along the Wolf's Crossing corridor. In July, a 160-acre parcel at the intersection of Wolf's Crossing and Rt. 30 was presented at a July planning meeting, seeking approval for residential and commercial uses including apartments, thus seeking to join the growth trends along with the above builders/developers. The subject 40-acre parcel is level with Woolley Road, mostly in ag crops with some areas either in tree lines, small wooded patches or just idle. The parcel has 1,320+/- feet of frontage on Woolley Road. There is a current farm lease for 2024, and renews annually. Note: The parcel number of 03-24-300-001 combines this parcel along with 160-acres on the south side of Woolley Road. The subject parcel's taxes are estimated based on a similar parcel, just south and along Stewart Road. The 160-acres is

not for sale and the subject parcel will be split off with a new pin number. Do not enter the farmette area or disturb the tenant. Showings are by appointment only. Call exclusive list agents Mark or Christine for more information.

For more details:

Listed by: Mark Coleman

Contact

Email

Phone